

ONE-STAGE
(PRELIMINARY/ FINAL
SITE PLAN SET)

FOR THE WEGMAN RESIDENCE
4885 COUNTY ROAD 16 (WEST LAKE ROAD)
TOWN OF CANANDAIGUA
ONTARIO COUNTY, NEW YORK

ISSUED FOR PLANNING
BOARD APPROVAL 06.14.2019
FOR PERMITTING ONLY



LOCATION MAP
NOT TO SCALE



ZONING CHART - TOWN OF CANANDAIGUA		
ZONING DISTRICT: RESIDENTIAL LAKE DISTRICT (RLD)		
	REQUIRED	PROVIDED
MIN. LOT SIZE	20,000 SQ. FT	3.333 ACRES (EXISTING LOT)
MIN. LOT WIDTH	125 FT.	274.59 FT.
MIN. FRONT YARD SETBACK	60 FT.	138.5 FT.
MIN. REAR YARD SETBACK	60 FT.	80 FT.
MIN. SIDE YARD SETBACK	12 FT.	56.6 FT.
MIN. REAR YARD SETBACK (ACCESSORY)	15 FT.	27.6 FT.
MAX. BUILDING HEIGHT	25 FT.	25 FT.
MAX. BUILDING COVERAGE ON LOT	15%	5.75%
MAX. LOT COVERAGE	25%	21.8%
SITE DISTURBANCE	37,743.6 SQ. FT.	

LOT COVERAGE CALCULATIONS

EXISTING		PROPOSED	
LOT COVERAGE CALCULATIONS	SQ. FT.	LOT COVERAGE CALCULATIONS	SQ. FT.
HOUSE	3,727.3 SQ. FT	HOUSE	3,727.3 SQ. FT
		HOUSE (NEW ADDITION)	1,227.1 SQ. FT.
GARAGE (ATTACHED)	583.4 SQ. FT.	GARAGE (ATTACHED)	583.4 SQ. FT.
GARAGE (DETACHED)	972.1 SQ. FT.	GARAGE (DETACHED EX.)	972.1 SQ. FT.
		GARAGE (DETACHED NEW)	720 SQ. FT.
		COVERED BREEZEWAY	141.9 SQ. FT.
ACCESSORY STRUCTURE	1,105.5 SQ. FT.	ACCESSORY STRUCTURE	1,105.5 SQ. FT.
PORCH	1,054.9 SQ. FT.	PORCH	1,054.9 SQ. FT.
DECK	55.4 SQ. FT.	DECK	55.4 SQ. FT.
PATIO/ WALK	2,490.6 SQ. FT.	PATIO/ WALK	2,812.6 SQ. FT.
STAIRS	827.2 SQ. FT.	STAIRS	543.3 SQ. FT.
GRAVEL DRIVE	7,066.8 SQ. FT.	GRAVEL DRIVE	7,956.4 SQ. FT
CONCRETE DRIVE	3,452.7 SQ. FT.	CONCRETE DRIVE	3,682.2 SQ. FT.
GRAVEL PATH	5,251.5 SQ. FT.	GRAVEL PATH	2,119 SQ. FT.
		LAKE ACCESS PATH	1,580.9 SQ. FT.
TIMBER WALL	379.9 SQ. FT.	TIMBER WALL	379.9 SQ. FT.
STONE WALL	1,563.4 SQ. FT.	STONE WALL	1,447.9 SQ. FT.
BREAK WALL	820.5 SQ. FT.	BREAK WALL	820.5 SQ. FT.
		BOULDERS	624.2 SQ. FT.
		CONCRETE WALL	118.8 SQ. FT.
TOTAL COVERAGE	29,351.2 SQ. FT.	TOTAL COVERAGE	31,673.3 SQ. FT.
TOTAL SITE AREA	145,054.8 SQ. FT.	TOTAL SITE AREA	145,054.8 SQ. FT.
BUILDING COVERAGE	4.4%	BUILDING COVERAGE	5.75%
TOTAL LOT COVERAGE	20.23%	TOTAL LOT COVERAGE	22%

PROJECT SCHEDULE			
		START DATE	COMPLETION DATE
1.	ANTICIPATED START DATE	09/15/2019	
2.	EROSION CONTROL IN-PLACE	09/15/2019	09/17/2019 (ON-GOING MAINTENANCE)
3.	DEMOLITION & SITE PREPARATION ACTIVITIES	09/18/2019	09/27/2019
4.	BUILDINGS & SITE IMPROVEMENTS	09/30/2019	06/30/2020
5.	INSTALLATION OF PERMANENT VEGETATION & SEEDING	05/01/2020	06/30/2020
6.	ANTICIPATED DATE OF SUBSTANTIAL COMPLETION		06/30/2020



LIST OF DRAWINGS	
-	COVER SHEET
-	EXISTING CONDITIONS PLAN
EX-1	EXISTING SLOPES PLAN
L1.0	SITE PLAN
L2.0	GRADING PLAN WITH EROSION CONTROL MEASURES
L3.0	PLANTING PLAN
L4.0	EROSION CONTROL AND SITE DETAILS

REVISIONS	
DATE	REVISION
6-21-19	REV. PER PRC REVIEW

ONE STAGE SITE PLAN APPROVAL

PLANNING BOARD CHAIRPERSON	DATE
TOWN WATER SUPERINTENDENT	DATE
TOWN ENGINEER	DATE

NOTE:
NO BUILDING PERMIT MAY BE ISSUED UNTIL FINAL SITE PLAN APPROVAL HAS BEEN GRANTED AND THE FINAL SITE PLAN SIGNED BY THE PLANNING BOARD CHAIRPERSON

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